

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
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Project Name: Casa Serenas, Inc./Casa Serenas

Case #: 65-R-03

Date: July 22, 2003

Comments:

1. Comments will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Casa Serenas, Inc./Casa Serenas

Case #: 65-R-03

Date: July 22, 2003

Comments:

1. Provide flow test and show hydrant locations on plan.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Casa Serenas, Inc./Casa Serenas

Case #: 65-R-03

Date: July 22, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Casa Serenas, Inc./Casa Serenas

Case #: 65-R-03

Date: July 22, 2003

Comments:

1. Landscape Plan must contain all required information. Certain material is not labeled.
2. Signoff plans to contain the name of the Landscape Architect who prepared the plan.
3. Indicate all existing trees and palms on the site, their names and sizes, and whether they are to remain, be relocated, or be removed. All Tree Preservation Ordinance requirements apply. Any trees or palms that would be considered good candidates for relocation should be relocated.
4. Create a more definitive street tree scheme, utilizing at least 50% shade trees for the frontage.
5. Backout parking is allowed for residential uses, however, there can be no more than 2 spaces in a row without an 8" wide peninsula tree island. Also, there needs to be a landscape area with a min.width of 5' at the head of the parking spaces.
6. Indicate any utilities that would affect proposed planting, such as overhead powerlines, on the Landscape Plan. If there are none, say so.
7. Make sure there is no conflict between existing trees to remain and proposed plant material (trees and palms).
8. Verify that there are no sight triangle violations. There can be no plant material that obstructs visibility between 30" and 8' height in the 25' sight triangle.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Casa Serenas, Inc./Casa Serenas

Case #: 65-R-03

Date: July 22, 2003

Request : 3 unit townhouse / allocation of 1 reserve unit / Site Plan Level II

Comments:

1. This is a new use and must meet all current code requirements.
2. Provide a narrative outlining compliance with Sec 47-18.33 Townhouse. This project will be reviewed in accordance with the RC-15 requirements for Townhouses.
3. Provide a narrative outlining compliance with Sec 47-25.2 Adequacy.
4. Discuss reserve unit allocation with the Zoning Rep.
5. Setback requirements as required by Sec 47-18.33 Townhouse shall apply to this project.
6. The following variances will be required at a minimum: RD-15 permitted uses, Townhouse setback requirements, average 2000 sq. ft. lot area per unit.
7. Provide a 5' easement around the perimeter of the site per the townhouse regulations.
8. Obtain a determination whether the backout parking poses a public safety hazard from the Engineering Rep.
9. Provide the mass outline of all adjacent structures on the site plan.
10. Show the location of all overhead powerlines on the site plan.
11. Indicate the setback from all property lines for the proposed pool. The minimum setback requirement is 5'.
12. There is a conflict between the site plan and elevation plan as to the location of the A/C units.

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13. Provide additional architectural detailing on the east elevation.
14. Respond to the DRC comments within 90 days or additional review may be required.
15. Additional comments may be forthcoming.

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Division:	Police	Member:	Det. C. Cleary- Robitaille (954) 828-6419
Project Name:	Casa Serenas, Inc./Casa Serenas	Case #:	65-R-03
Date:	July 22, 2003		

Comments:

1. Impact resistant glass is recommended for all first floor glass areas.
2. A perimeter alarm system accompanied by a glass-breaking sensor system is recommended.
3. What type of exterior lighting will be installed in the pool area ?
4. Please submit comments in writing prior to DRC sign-off.

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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Casa Serenas, Inc./Casa Serenas

Case #: 65-R-03

Date: July 22, 2003

Comments:

1. Dimension drive and garage a minimum of eighteen (18) feet by eight foot eight inches (8'X8") clear area required for a parking space pursuant to section 47-20.11.
2. Pursuant to section 47-18.33.B.5 the setback requirements for townhouses are as follows:
Front yard: Twenty-five (25) feet.
Rear yard: Twenty (20) feet.
Side yard: Ten (10) feet.
Street side yard: Twenty (20) feet.
3. Pursuant to section 47-18.33.B.5 a five (5) foot pedestrian/utility shall be provide along the front, side and rear property lines. Indicate all required easements on site plan.
4. Twenty-five (25%) percent of the front façade shall be setback an additional five (5) feet from the rest of the front façade pursuant to section 47-18.33.B.3.
5. The swimming pool deck and the required pool barrier shall not be located in the required five (5) foot pedestrian/utility easement.
6. A maintenance agreement for the townhouse development shall be provided prior to issuance of a certificate of occupancy pursuant to section 47-18.33.B.11.
7. Additional comments may be discussed at DRC meeting.